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**WILLIAMSBURG ON THE WABASH**  
**A replat of part of Chauncey's Plat of Bottomlands**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**February 13, 2014**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner Jeffrey Kittle, Manager of Williamsburg on the Wabash, LLC and represented by Max Mouser of Studio A of Indianapolis, is seeking primary approval to replat several lots and parts of lots into 2 lots on 31.81 acres, located on the east side of North River Road, just north of the Harrison Bridge (Wiggins and Fowler) in West Lafayette, Wabash 17 (SW) 23-4. The purpose of this replat is to allow construction of a rental office on-site. (A stand-alone rental office is not permitted by right in the R3W zone; however constructed on the same lot with multi-family dwellings, it becomes an accessory use allowed by right.)

**AREA ZONING PATTERNS:**

The majority of the property is zoned Flood Plain; the areas above the Wabash River floodplain are zoned R3W. R1, R1U and PDRS zoning is in place on the west side of North River Road.

**AREA LAND USE PATTERNS:**

The Williamsburg on the Wabash apartments were constructed in 1963, prior to the adoption of the 1965 zoning ordinance. As such, the buildings in the FP zone (as well as the buildings built within the 100' North River Road special setback) are legally nonconforming. (It also does not meet the definition of "university-proximate residence" even though it is within the geographic area of that definition because the apartments were constructed before the definition was written.) In addition to a new rental office, petitioner plans to make interior changes to the existing units but would not be changing the overall number of units or bedrooms (approximately 473 units in 17 separate buildings).

The ABZA will hear two variance requests on this site later this month: to reduce the 100' special setback along the North River Road frontage for the new rental office and to reduce the 25' Flood Plain setback in order to construct that same office.

**TRAFFIC AND TRANSPORTATION:**

This segment of North River Road is classified as an urban primary arterial by the adopted *Thoroughfare Plan*. This requires a half-width right-of-way of 40'; the existing half-width right-of-way is only 30'. This means that either an additional 10' of right-of-

way must be dedicated on the final plat, or a subdivision variance must be filed and approved by both the West Lafayette Board of Works and the APC. (North River Road is no longer SR 43; INDOT has relinquished its control.) A variance request has been filed and transmitted to the Board of Works.

The southern boundary of the subdivision is likewise a West Lafayette public way. Quincy Street is a local road with a 25' half-width right-of-way requirement. Since this "public street" essentially dead-ends at the river and over the years has acted more as a private drive for the apartments, a second subdivision variance request has been made to the Board of Works to not dedicate additional right-of-way for this frontage.

The West Lafayette Engineer's Office is not requiring a "no vehicular access" statement along either frontage.

#### **ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Utilities are already in place and no changes are planned. Drainage review will be done at the building permit stage.

#### **CONFORMANCE WITH UZO REQUIREMENTS:**

The 100' special setback for the North River Road Scenic Byway has been shown, as well as the 25' setback from Quincy and 6' side setbacks. The final plat will need to show the correct boundary of the Flood Plain zoning district as well as the 25' building setback from the FP zone.

Currently, proposed Lot 2 is entirely zoned Flood Plain except for about 2000 square feet within the "pole" portion of the flag lot; the topographic contours on the sketch plan indicate the building on Lot 2 is above the Base Flood Elevation of 532' (which does include the INDOT purchased easement due to the construction of the Branigin Bridge). Based on R3W standards, the minimum lot area for a three-unit multi-family dwelling is 6,000 square feet out of the FP. If this standard cannot be met, then this will need to become a 1-lot subdivision, with proposed Lot 2 absorbed into proposed Lot 1.

#### **STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Variances:

1. A variance to waive the required right-of-way dedication of approximately 10 additional feet along the east side of North River Road to meet the standard 40-ft. half-width right-of-way for an urban primary arterial (USO Section 5.3-2a).
2. A variance to waive the required right-of-way dedication of approximately 10 additional feet along the north side of Quincy Street to meet the standard 25-ft. half-width right-of-way for an urban residential local road (USO 5.3-2a)

B. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The Regulatory Flood Elevation and Boundary for the Wabash River Flood Plain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-27-17.
4. Following re-establishment of the Flood Plain boundary, Lot 2 must meet the R3W lot area minimum of 6,000 square feet based on its current lot configuration, or be expanded to include non-floodplain ground equal to 6,000 square feet, or it should be made part of Lot 1.
5. The street addresses and County Auditor's Key Number shall be shown.